



Introduction to Brownfields

Brownfields for Bankers Workshop

Louisville, KY

February 24, 2016

Definition # 1

Properties that are abandoned or underutilized due to real or perceived contamination.

Some Types of Brownfields

- Old Factories and Machine Shops
- Former Service Stations and Dry Cleaners
- Scrapyards
- Abandoned Schools and Hospitals
- Previously Mined Lands
- Meth Labs
- . . .

A map of Kentucky and its surrounding states: Illinois, Indiana, Ohio, West Virginia, Missouri, Tennessee, and North Carolina. The map shows major cities like Louisville, Cincinnati, Lexington, and Nashville, as well as geographical features like the Appalachian Mountains and the Mississippi River. The text is overlaid on the map.

**There are an
estimated 8,000
brownfields in
Kentucky.**

BROWNFIELD'S

JAIL



BROWNFIELDS

JAIL



BROWNFIELDS



ARIZONA DEPT. OF ENVIRONMENTAL QUALITY

The Reality

Developers in Kentucky are seeing the opportunities these properties often present and are successfully redeveloping them.

Definition # 2

A real estate transfer with an environmental flavor.

Important

- Purchasers need to conduct environmental due diligence prior to the property acquisition
 - Environmental Site Assessment meeting EPA/ASTM standards
 - Conducted by an “Environmental Professional”
 - The assessment must be less than 1 year old, with certain parts updated if more than 6 months old, at the time of the transfer

REASONS FOR REDEVELOPING BROWNFIELD PROPERTIES

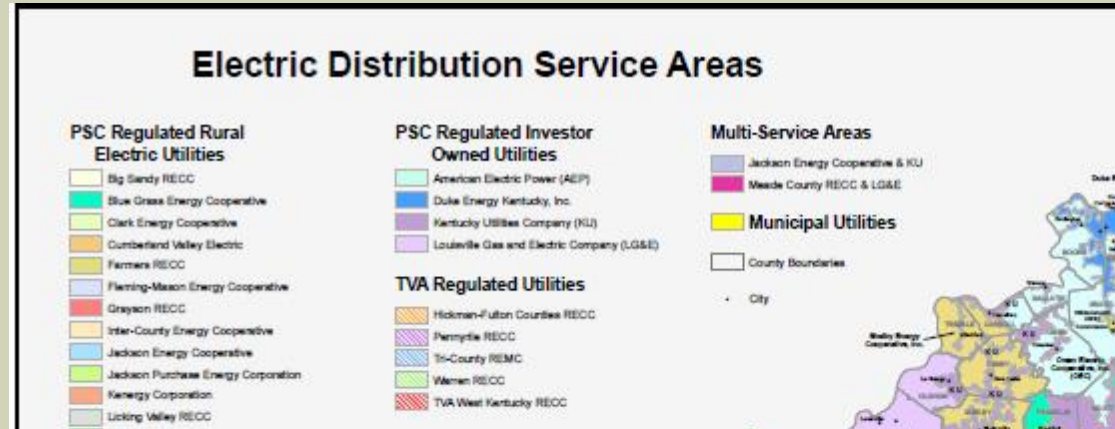
Price, Workforce, Community Support, Zoning



George Bailey --- Early
Brownfield Promoter

“You remember that old tool and machinery works? You tell your father he can get that for a song. And all the labor he wants, too. Half the town was thrown out of work when they closed down.”

Examples of Incentives



SCHEDULE VERB

41A720VERB (10-07)

Commonwealth of Kentucky
DEPARTMENT OF REVENUE



VOLUNTARY ENVIRONMENTAL REMEDATION TAX CREDIT (Brownfield)

KRS 141.418

➤ See instructions.

➤ Attach to Form 720, 720S, 725, 740, 740-NP, 741, 765 or 765-GP.

Name of Business

Identification Number

Taxed as: ☐ Corporation ☐ Limited Liability Pass-through Entity
☐ General Partnership
☐ Individual ☐ Other

Kentucky Corporation/LLET Account Number

Location of Remediation Property

County Location

and boundary maps
from legal documents
plans regulated
the legal certified
is topographic maps,
not. This map, which
corporate only, and

Examples of Incentives (cont.)

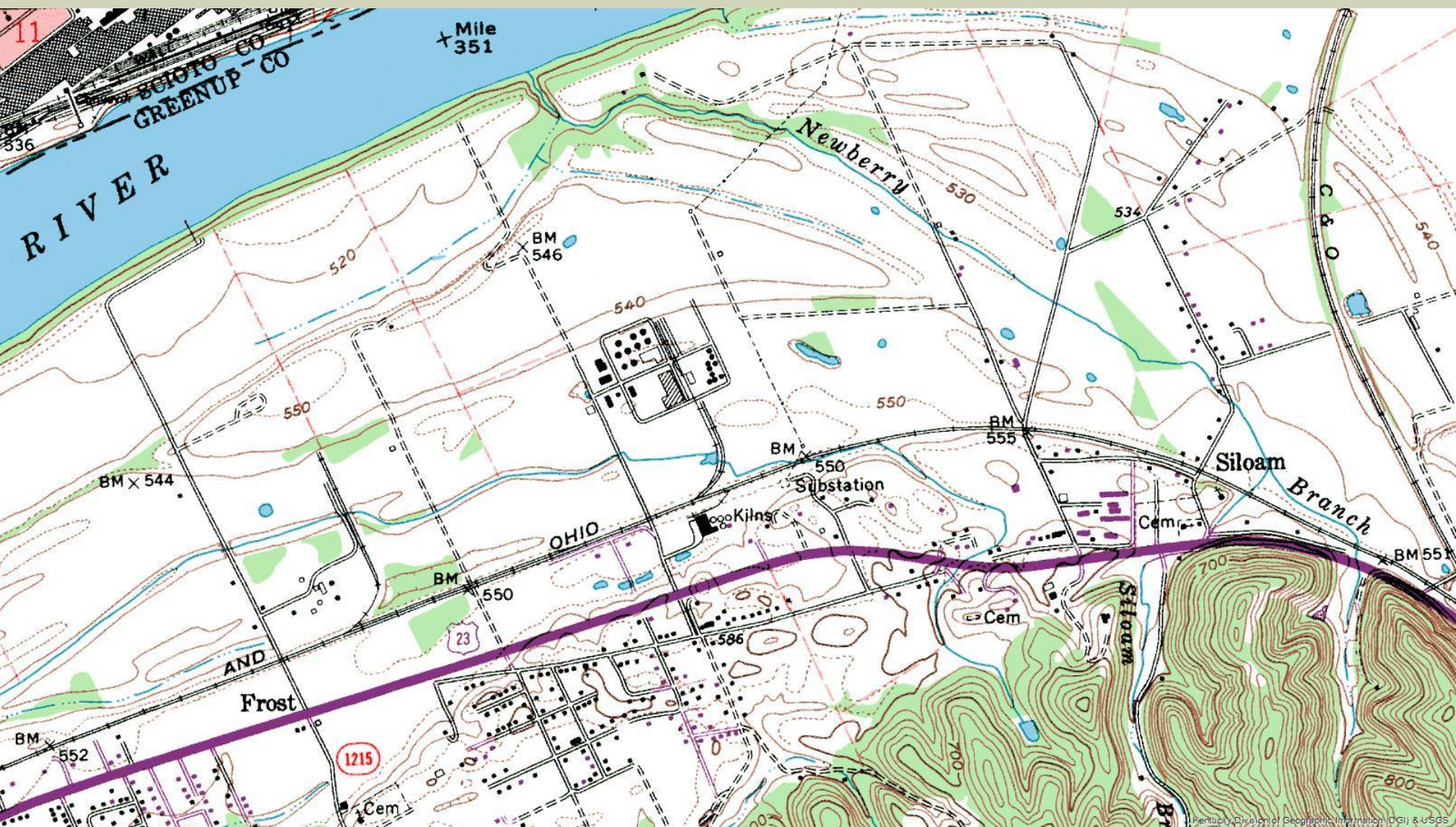


Lexington Zoning Code: “Adaptive Reuse Projects may be permitted by the Planning Commission upon the approval of a final development plan, subject to the following requirements: ...”

Location



Existing Infrastructure





“Old ideas can sometimes use new buildings. New ideas must use old buildings.”

—Jane Jacobs, Urban Activist

Character, Brand Identity



Character, Brand Identity



Character, Brand Identity



History



History



Community Development



Effect on Surrounding Properties



Kentucky's New Brownfield Law

“I have been very impressed with the state of Kentucky. They have been very professional over the last couple of years in delineating past responsibility vs future responsibility for cleaning up a site. The system works for the first time as far as I’m concerned.”

- Bill Weyland, Louisville Developer

(Quoted in *The Broken Sidewalk*.)

So . . . Are you ready
to start redeveloping a
brownfield?

We are eager to assist you.



Kentucky Brownfield Redevelopment Program

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